

Return to:  
Realty Title & Escrow Co.  
435 New Byhalia Road, Suite 112  
Collierville, TN 38017

File No. 09050133 901-259-5101  
TS#290500094

Prepared by and return to:

**David F. Delgado, Attorney**  
**DELGADO LAW FIRM, PLLC**  
**5779 Getwell Road, Bldg. D, Suite 5**  
**Southaven, MS 38672**  
**662-536-2120**  
**MS Bar No. 99983**  
**09-04-0086**

Parcel ID# 2-05-2-04-04-0-00014.00

Address of Grantor:  
12928 Arbor Cove  
Olive Branch, MS 38654  
Residence Phone: n/a  
Business Phone: 901-238-5280

Address of Grantee:  
14381 Red Chip Trail  
Olive Branch, MS 38654  
Residence Phone: 901-853-7779  
Business Phone: n/a

### WARRANTY DEED

**DALE W. BRADSHAW,**  
**An Unmarried Person,**

**GRANTOR**

**TO**

**WILLIAM C. HIGDON, JR. and wife,**  
**FRANKIE G. HIGDON, husband and wife as** **GRANTEES**  
Tenants by the entirety with full rights of survivorship  
and not as tenants in common

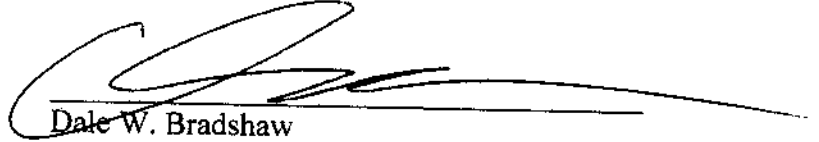
**FOR AND IN CONSIDERATION** of the sum of Ten Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **DALE W. BRADSHAW, an unmarried person,** does hereby grant, bargain, sell, convey and warrant unto **WILLIAM C. HIGDON, JR. and wife, FRANKIE G. HIGDON, as tenants by the entirety with full right of survivorship and not as tenants in common,** the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 14, Chapel Ridge Subdivision, in Section 4, Township 2 South, Range 5 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 102, Pages 16-17, in the Office of the Chancery Clerk of DeSoto County, Mississippi, together with the improvements, hereditaments and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** unto the Grantees, her heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following: subdivision and zoning

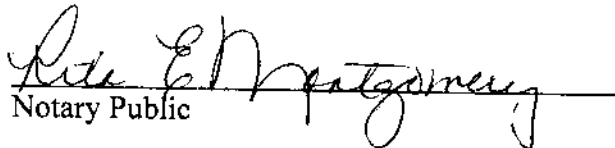
regulations in effect in DeSoto County, Mississippi, to rights of way and easements for public roads and public utilities, and to the restrictive covenants of record for said subdivision. Taxes for the year of 2009 will be paid by the Grantee when due. Possession is to be given upon delivery of the deed.

WITNESS our signatures this the 12<sup>th</sup> day of June, 2009.

  
Dale W. Bradshaw

**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

Personally appeared before me, the undersigned authority in and for said State and County, on this the 12<sup>th</sup> day of June, 2009, within my jurisdiction the within named Dale W. Bradshaw, who acknowledge that he executed the above and foregoing instrument.

  
Notary Public

My Commission Expires: 7-28-13

Property Address:  
14379 Chapel Ridge Trail  
Olive Branch, MS 38654

Send Tax Bills to:  
Magna Bank  
P.O. Box 17257  
Memphis, TN 38187-0257

Property Owner:  
William C. Higdon and Frankie G. Higdon  
14379 ChaPEL Ridge Trail  
Olive Branch, MS 38654

